



Range Rider Homeowners' Association
P.O. Box 700405
San Antonio, TX 78270
<http://rangeriderhoa.org>

Range Rider Homeowners' Association, Inc.
Board of Directors Meeting Minutes
10 January 2023

- Meeting was called to order at 7:03 P.M. by President Michael Costello.
Attending were Board Members: Michael Costello, Joseph Martinez, Annalisa Jamison, and Lisa Troxel. HOA Board Member Patty Dennison was absent due to illness. Also present were ACC Committee members Lanny Peterson and Jeff Case. Several HOA members were in attendance.
- Election of Officers:
 - Michael Costello elected as President by vote of acclamation
 - Joseph Martinez elected as Vice President by vote of acclamation
 - Annalisa Jamison elected as Treasurer by vote of acclamation
 - Lisa Troxel elected as Secretary by vote of acclamation
 - Patty Dennison elected as Member at Large by vote of acclamation
- ACC Letter of Noncompliance:
 - The ACC committee sent two letters of noncompliance to an HOA member.
 - Specifically, Sections 9.5 and 9.10 of the HOA Covenants were identified as areas of noncompliance by the member. The member was present to address the issues and assured the board he has rented storage areas for his large company trailers and will confine industrial equipment to the garage and backyard.
- Motion to approve 8 September 2022 Board Meeting minutes was made, seconded, and passed.
- Treasure's report:
 - Budget for 2022 was reconciled with a \$60.03 carry forward.
 - Assessments for FY 2023 dues will be out in February and due by 31 March 2023.
- Nominating Committee:
 - Michael Costello and Lisa Troxel appointed as nominating committee due to their terms expiring in 2023.
- ACC Committee:
 - Four requests for modifications were submitted, and all were approved. Four complaints were made and investigated.
- Hospitality Committee:
 - Judging holiday decorations was changed to a popular vote by the members.
 - Plans to implement this change for all awards were discussed.
- Audit Committee:
 - An Audit Committee should be in place by the next quarterly meeting.
- Old Business:
 - E-mail addresses will be reviewed and updated.
- Questions from HOA members:
 - Frequency of HOA Board meetings was reviewed. Subject of dogs running loose was addressed.
- Motion to adjourn was made, seconded, and passed. Meeting was adjourned at 7:51 P.M.



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Range Rider Homeowners' Association, Inc.
Board of Directors Meeting Minutes
11 APR 2023

- Meeting was called to order at 7:03 P.M. by President Michael Costello.
Attending were Board Members: Michael Costello, Joseph Martinez, Annalisa Jamison, Patty Dennison, and Lisa Troxel. Also present was ACC Committee member Lanny Peterson.
- Minutes of previous board meeting:
The minutes of the January 2023 were approved after two minor corrections.
- Treasurer's report:
 - Five members have not paid their annual assessments, efforts will be made to collect dues from them.
 - Yard of the Month awards have begun for the year.
 - \$600 will be withdrawn from the bank for giving out those awards.
- Nominating Committee report
The Nominating Committee has forwarded the names of Michael Costello and Lisa Troxel to fill the board positions expiring in 2023.
- ACC Committee report:
The ACC has handled three concerns from members:
 - A concern about an aggressive dog was reported. The owner was contacted regarding the complaint and provided information about the city's leash law and the complainant was reminded that complaints can be made directly to the city's 311 number.
 - A complaint about a basketball net in the street was made.
 - A complaint was made about a travel trailer parked in front of the member's house. The homeowner was contacted and explained the trailer would be gone in a few days. The rules about parking travel trailers were discussed.
- Hospitality Committee Report:
The Yard of the Month awards have started being awarded.
- Audit Committee report:
Linda Waldrop will again do the annual audit.
- Discussion:
The HOA covenants hold for a period of 30 years from the date of their initiation, which will be on July 14, 2024. The covenants automatically turn over for 10 years if nothing is done. A vote of 75% of the members is required to dissolve the association. At the annual October, 2023 meeting, a recommendation to establish a committee to explore options will be formed. A formal vote will be conducted by ballots mailed to each HOA member after the annual meeting.
- Meeting was adjourned at 7:40.



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Range Rider Homeowners' Association, Inc.
Board of Directors Meeting Minutes
5 Jul 2023

- Meeting was called to order at 7:00 P.M. by President Michael Costello.
Attending were Board Members: Michael Costello, Joseph Martinez, Annalisa Jamison and Lisa Troxel.
- Minutes of previous board meeting:
The minutes of the April 2023 were approved as amended.
- Treasurer's report:
 - One member has not paid their annual assessment, efforts will continue to collect.
 - HOA and HOA Board insurance has been paid for the year.
- Proposed Budget for 2024:
 - No major changes are proposed for the 2024 budget.
 - The annual assessment is to remain unchanged at \$50.00, with the option of incentives to reduce amount by \$10.00.
 - Propose a line-item amount of \$2000.00 to provide funds for committee to access legal opinions on ever-changing state laws on HOA rules.
- ACC Committee report:
One complaint was resolved by the committee.
- Hospitality Committee Report:
Committee continues with Yard of the Month Awards.
- Audit Committee report:
Linda Waldrop continues to monitor the satisfactory financial status of the HOA. She will be reminded of the need to provide a financial report for the annual meeting.
- Discussion:
 - The July 2024 expiration of the HOA covenants will be discussed at the October 10th annual meeting.
The plan moving forward is to:
 - Establish a committee that will determine the options to be presented, by letter, to the membership.
 - A ballot will be sent out in 2024 to the entire membership to vote on whether the covenants will continue or be terminated.
 - A board meeting will be held before the October 10, 2023, annual meeting to finalize plans for the meeting and prepare the mail announcement to the members.
 - An informational meeting will be held on July 10 to explore using Google Meet vs Zoom for the annual meeting.
- Meeting was adjourned at 8:06.



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Range Rider Homeowners' Association, Inc.
Board of Directors Meeting Minutes
5 Sep 2023

- Meeting was called to order at 7:00 P.M. by President Michael Costello.
Attending were Board Members: Michael Costello, Joseph Martinez, Annalisa Jamison, Lisa Troxel and Patty Dennison.
- Minutes of previous meeting:
The minutes of the July 2023 meeting were approved.
- Treasurer's report:
 - All member dues for 2023 have been paid.
 - A motion was made and passed to waive a members' \$3.00 late fee.
- Proposed Budget for 2024:
A motion was made and passed to move the Special Committee Budgeted Expense of \$2000. from General Operations to professional Fees.
- Plan for October membership meeting:
Minutes from 2022 Annual Meeting will be sent out to board members for review prior to 2023 annual meeting.
- Proposed agenda for Annual Meeting:
 - Proposal to offer an in-person option in addition to on-line meeting.
 - Audit review to be included with the review of the Financial Statements.
 - Committee Volunteers section to be added to agenda after section dedicated to studying the HOA term expiring.
 - ACC and Hospitality Committees needing volunteers will be addressed.
- Individual responsibilities:
Responsibilities of board members were discussed.
- The letter going out to the members prior to the annual meeting was reviewed and approved.
- The expiration of the 30-year term for the HOA and forming a committee were discussed.
- The meeting was adjourned at 8:05.



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Range Rider Homeowners' Association, Inc.
Special Board of Directors Meeting Minutes
13 November 2023

- Meeting was called to order at 7:00 P.M. by President Michael Costello.
Attending in person were Board Members: Michael Costello, Joseph Martinez and Lisa Troxel. Attending via Google Meet were Board Members Annalisa Jamison and Patty Dennison. Several HOA members were also attending in person and via Google Meet.
- Minutes of 5 September 2023 HOA Board meeting were approved.
- Discussion of rules of enforcement for HOA covenants and conditions.
 - Our HOA rules are nearly 30 years old, and many laws have changed.
 - Discussion on hiring an attorney knowledgeable on recent HOA changes to advise us on new laws.
- Questions/concerns to present to legal counsel:
 - What are reasonable and appropriate enforcement methods available to the HOA for enforcing our covenants, in particular Article IX USE RESTRICTIONS?
 - Who decides if a member has committed a violation and what proof is required before enforcement is allowed?
 - Do the enforcement methods need to be written into any of our documents, if so, which one would be the appropriate one to add them to?
 - If fines are allowed, do they need to be specific for a given offense or set within a range of possible fines?
 - Do any of the new laws that restrict local governing entities from enacting restrictions greater than state restrictions, or the new constitutional rule governing ranching and farming apply to the restrictions imposed by an HOA?
 - Since we are not a gated community do the restrictions in our covenants apply to the public streets within our HOA boundaries?
 - Concerning Section 11.2 Terms and Amendments of the covenants and ARTICLE XII DISSOLUTION is an email response allowed to be considered a signed instrument or are paper and ink instruments required?
- Discussion: Concerning continuing noise problems.
 - City Codes also applies restricting loud noise, which are more specific than the HOA. Non-emergency number was passed out.
- Motion to hire an attorney for assistance with new HOA covenants.
Seconded and passed.
- Motion to hire the same law firm as we have in the past: Barton Benson Jones PLLC.
Seconded and passed.
- Motion to adjourned, seconded and passed. Meeting was adjourned at 7:30 P.M.